

Broadband Provision Strategy

Site Address:

Ryefields Farmhouse
Oak Tree Lane
Woodgate
PO20 3GU

Application Reference:

AL/31/22/PL

Description of Development:

Demolition of existing building and erection of 4 no. houses with associated access, landscaping, parking and associated works. This site falls within Strategic Site SD5, CIL Zone 1 (zero rated).

Condition 10:

Prior to the commencement of development, a strategy for the provision or facilitation of broadband provision to future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway. Unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure, the development of the site shall be carried out in accordance with the approved strategy.

Proposed Strategy:

The applicant confirms that, prior to occupation of the dwellings, arrangements will be made with Openreach to facilitate the provision of a full-fibre broadband connection to each property.

The necessary infrastructure and associated works will be incorporated into the development in accordance with Openreach's requirements and the approved strategy, as applicable.

It is also noted that requirements relating to the provision of physical infrastructure for gigabit-capable broadband services are now addressed through Part R of the Building Regulations. Accordingly, the provision of the necessary broadband infrastructure will also be secured and implemented through the Building Regulations application process.

On this basis, the applicant considers that the requirements of the condition have been satisfied.